

AGENCE DU COIN

Transaction - Expertise - Location - Tél : 04 94 82 94 16

www.agenceducoin83.com

Price on request

Buying land

Surface : 6400 m²

Field appearance : flat

Exposition : Sud est

View : Dégagée

Amenities :
calm, limited

Fees and charges :



Land Salernes

Salernes 83690, at the gates of the Verdon, LAND 6450 m² In the peaceful countryside, this building plot comes with an approved and modifiable building permit for a 135 m² house featuring a master suite, two bedrooms, a spacious living room, a garage, a swimming pool with its poolhouse, and a covered terrace. The completed project is estimated at around €550,000. QUOTES PROVIDED by MFC included. Contact and visits: David DORDOR 0684080522

HOUSE SECTION
The house, delivered ready to paint (meaning everything except kitchen and paint), includes tiled floors throughout, all the sanitary fittings as planned, ducted heating, wall tiles in bathrooms and showers, a four-sided roof with double rows of ridge tiles, aged terracotta tiles, chimney flue and stack prepared but not finished, a tiled covered terrace, and white joinery with roller shutters everywhere, all centrally controlled with home automation: Estimate approx. €245,000

GROUNDWORK ADAPTATION
Provision for excavation, foundations, crawl space, etc., subject to soil conditions and the G2 study: Estimate approx. €15,000

3) GARAGE SECTION
The garage with a flat roof including the garage door and connection to the house: Estimate approx. €40,000

ADDITIONAL CONSTRUCTION ELEMENTS SWIMMING POOL
Cost depends on the type of pool (shell, liner, or traditional), but I have budgeted a reasonable average of approx. €35,000

UNCOVERED TERRACE
In front of the house, we designed an uncovered terrace, with excavation, foundation, and slab (same as the house). This terrace is tiled: Estimate approx. €30,000 (it could be cheaper if we opt for a simple slab on a kind of raft foundation)

3) POOLHOUSE
As per plan, with tiling and exterior render matching the house: Estimate approx. €20,000

ADDITIONAL FEES AND PUBLIC NETWORKS / TAXES
EARTHWORKS Including access to the plot, bu...

03/11/2025 - Prix T.T.C

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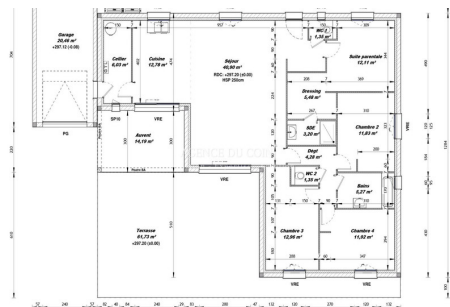
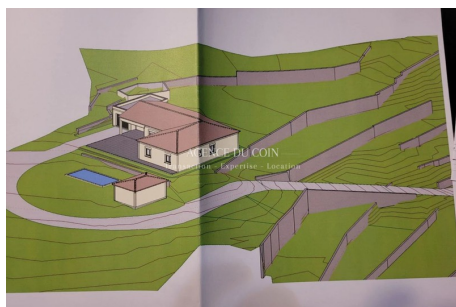


Land Salernes

...lk excavation, connection to networks, perimeter drainage, landscaped swale, etc. Estimate approx. €55,000 VAT included UTILITIES AND TAXES For water, electricity, telecom, sewer tax, and fire hydrant (based on your quote): Estimate approx. €15,000 LAND COSTS LAND: €180,000 NOTARY FEES: Approx. €15,000 Fees and charges :

Ref. : 718V275T - Mandat n°1170

03/11/2025 - Prix T.T.C



Agence du Coin GM - 1 rue Carnot - 83490 LE MUY

Tél: 04 94 82 94 16 - contact@agenceducoin83.com

RCS Fréjus 798 023 875 SIRET 798 02387500015

Document non contractuel - Barème de prix disponible sur notre site internet